



Coromandel Chapel Lane

Naphill, High Wycombe

- Beautifully presented, modern four bedroom detached house
- Open plan kitchen/dining room leading onto garden
- Four double bedrooms, family bathroom and en-suite
- Driveway parking, integral garage/utility
- Tranquil enclosed rear garden
- Envious village location in an AONB just moments from Naphill Common

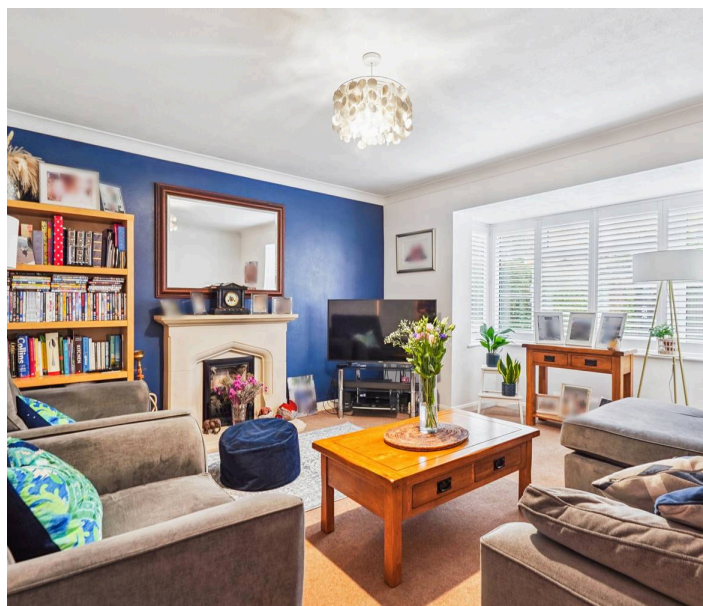
Naphill is a lovely village between High Wycombe and Princes Risborough and has an array of shops that provide for all day to day needs including a Post Office, mini-market, beauty/hair salon, active village hall with adjoining playing field, coffee shop and public house. The larger towns of High Wycombe and Princes Risborough provide a wider variety of shops and leisure facilities as well as a mainline rail link to London. The M40 is easily accessible at High Wycombe (junction 4). Naphill is surrounded by beautiful Chilterns countryside with numerous country walks and bridleways through the areas famed Beech woodland. ***** Naphill and Walter's Ash Junior School Boys' Grammar; The Royal Grammar; John Hampden, Aylesbury Grammar Girls' Grammar; Wycombe High School; Aylesbury High Mixed Grammar; Sir Henry Floyd Upper/All Ability; Princes Risborough (We advise checking with the individual school for accuracy and availability)

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



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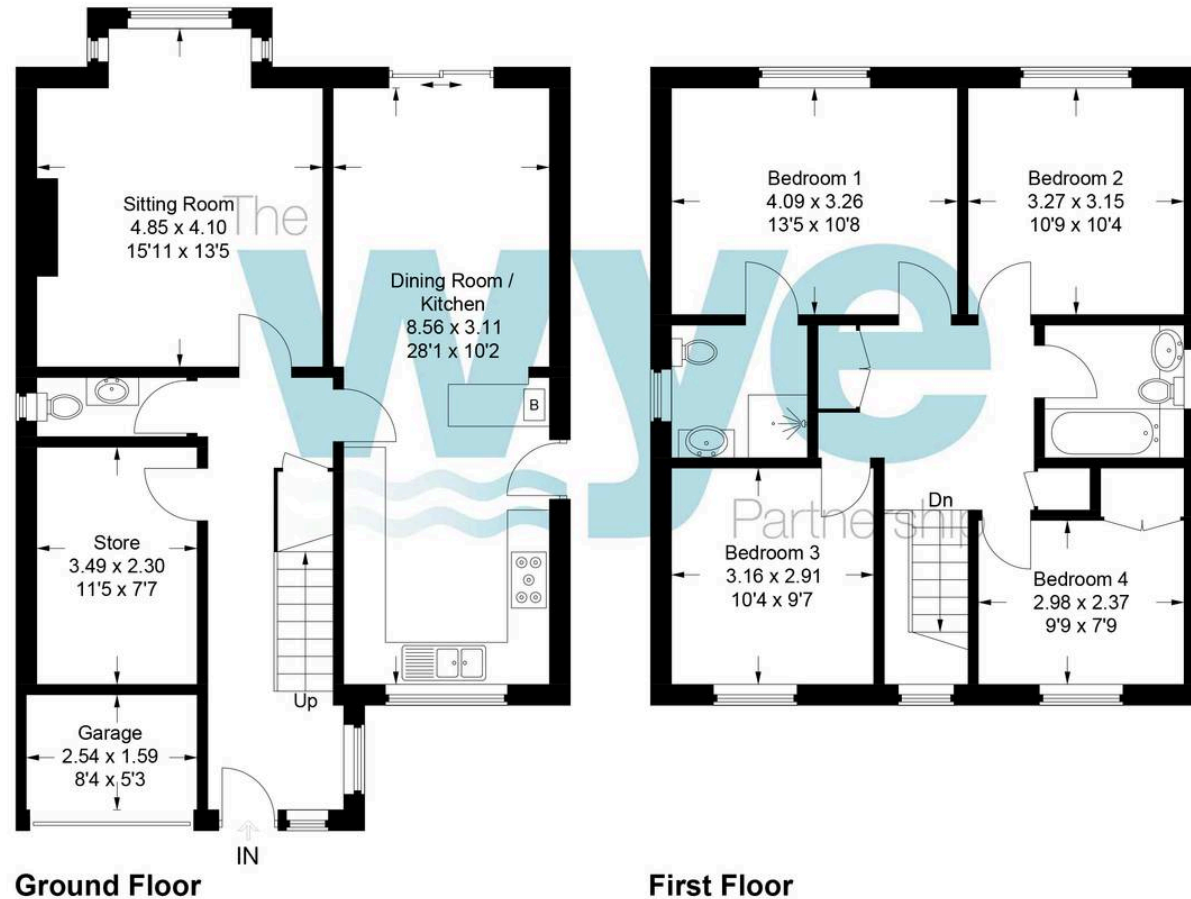
Coromandel is a beautifully presented, four bedroom detached family home, ideally situated in a quiet village lane just a few steps from Naphill Common

Set within an Area of Outstanding Natural Beauty and moments from the scenic Naphill Common, this beautifully presented four bedroom detached house offers an exceptional standard of modern living. The spacious open plan kitchen and dining area, fitted with white, shaker style units and chopping block work tops. (integrated appliances included), provides a perfect setting for family gatherings and entertaining. Four generous double bedrooms are thoughtfully arranged, with the principal suite enjoying a contemporary en-suite shower room finished with Porcelanosa tiles and chrome fixtures. The family bathroom is equally well appointed. Throughout the home, quality flooring, kitchen quarry tiles and plush neutral carpets create a warm and inviting atmosphere. A welcoming entrance hall leads to a bright living room with bay window overlooking the garden, ensuring natural light flows throughout the day. Additional conveniences include an integral garage that doubles as a utility area, cloakroom, gas central heating, and double glazing for year-round comfort. This property combines modern elegance with practical family living, all in a tranquil village setting that offers both privacy and easy access to local amenities. Vendors Note: Just an hour door to door to London Marylebone



Coromandel

Approximate Gross Internal Area
Ground Floor = 68.6 sq m / 738 sq ft
First Floor = 62.8 sq m / 676 sq ft
Garage = 4.0 sq m / 43 sq ft
Total = 135.4 sq m / 1,457 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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